

Re: Item No. 8.2

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# **Public Hearing Case 21996**

Municipal Planning Strategy Amendments  
18 Scotia Drive, Bedford

Regional Council  
August 31, 2021

# Applicant Proposal

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Applicant: HRM Corporate Real Estate

Location: 18 Scotia Drive (Sunnyside Elementary School)

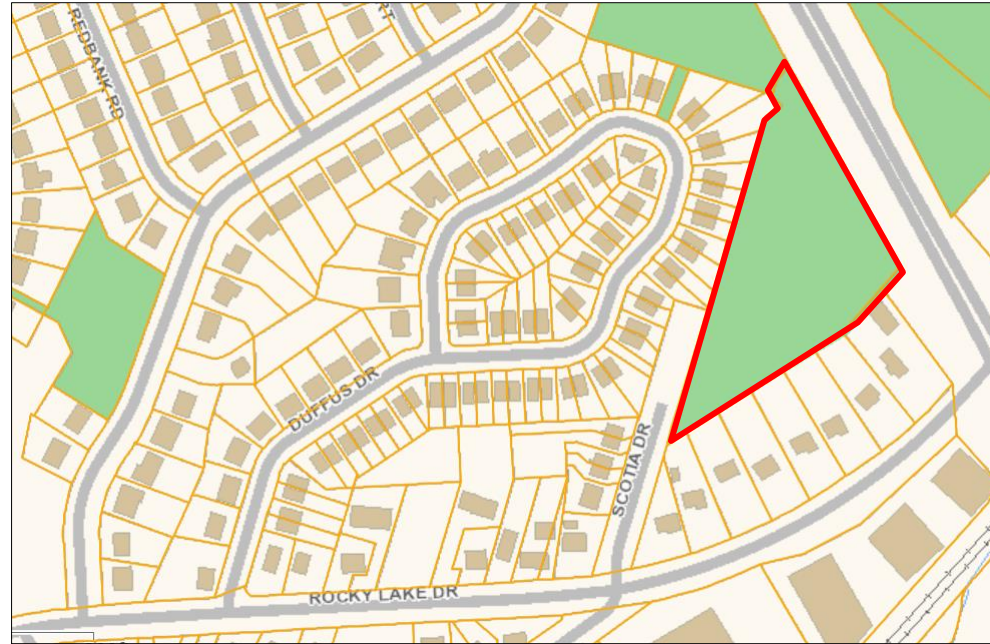
Proposal: Amend the MPS and Land Use By-law to permit low density residential uses

# Site Context

18 Scotia Drive - Bedford



General Site location



Site Boundaries in Red

# Site Context

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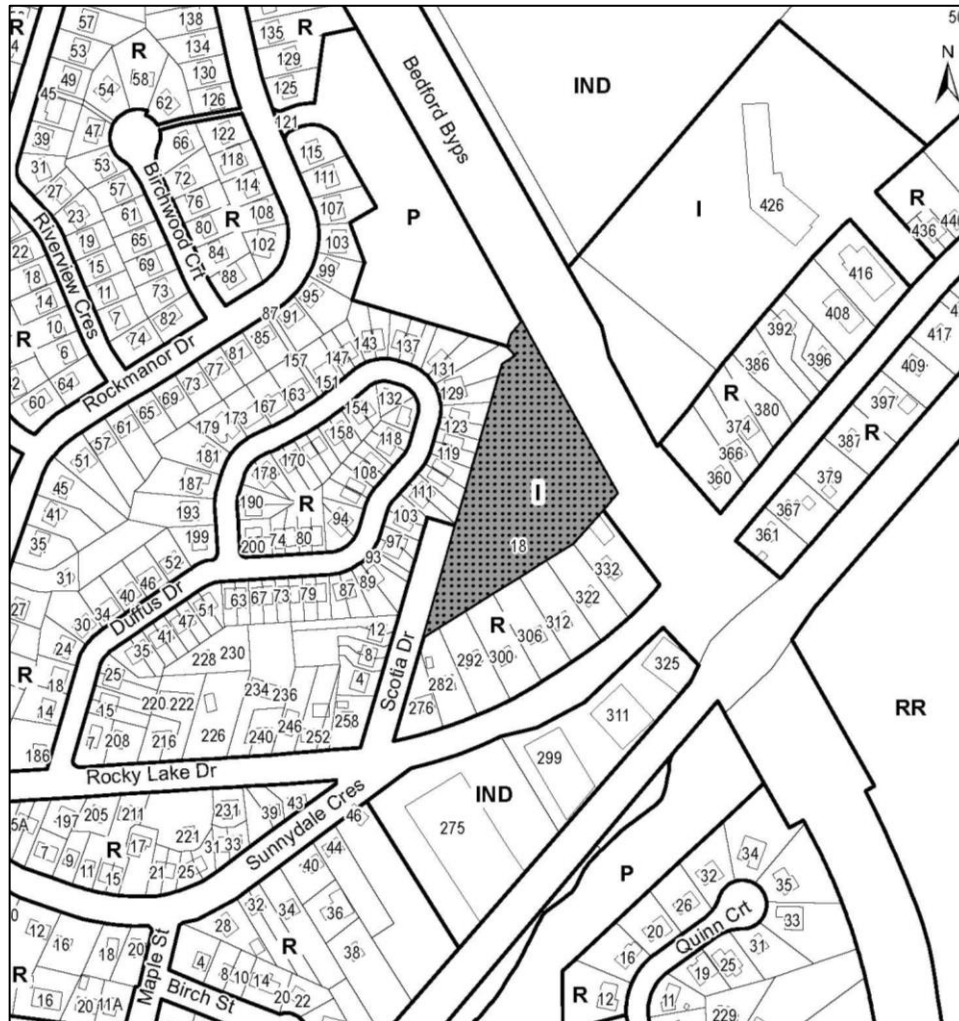


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# Planning Policy

## Bedford Municipal Planning Strategy



**Map 1 - Generalized Future Land Use**

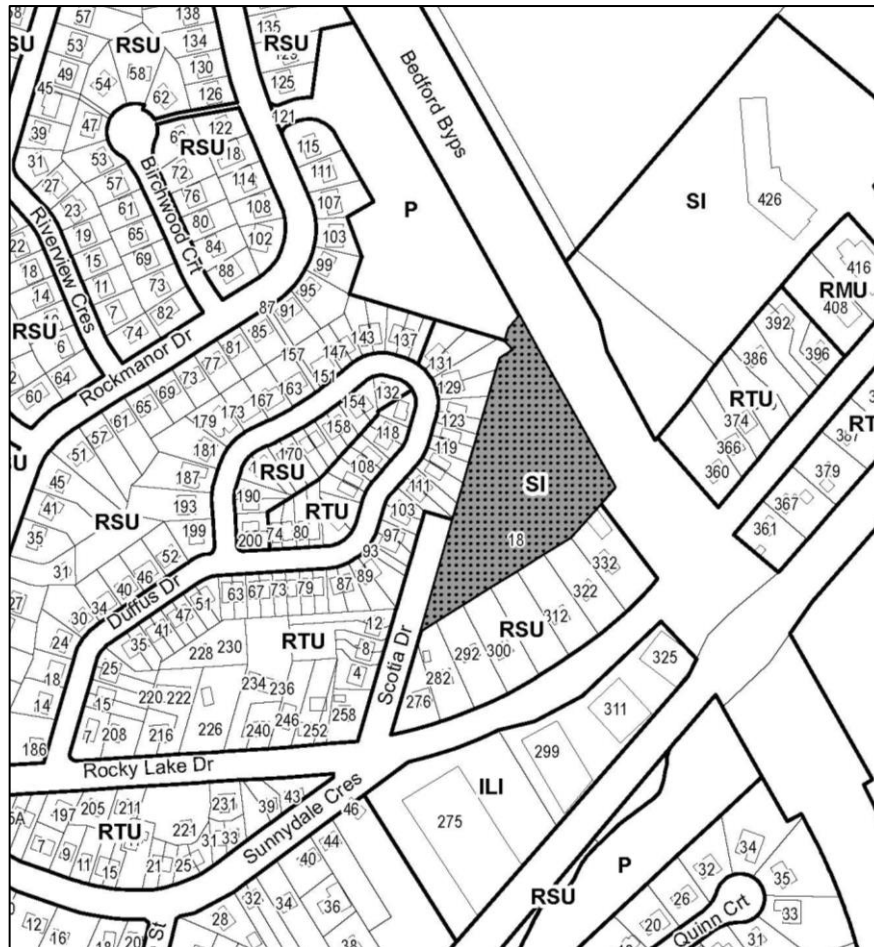
18 Scotia Drive,  
Bedford

### Designation

- I Institutional
- IND Industrial
- P Park and Recreation
- R Residential
- RR Residential Reserve

# Land Use By-law

## Bedford Land Use By-law



### Map 2 - Zoning

18 Scotia Drive,  
Bedford

#### Zone

- ILI Light Industrial
- P Park
- RMU Multiple Dwelling Unit
- RSU Single Dwelling Unit
- RTU Two Dwelling Unit
- SI Institutional
- UR Urban Reserve

# MPS Amendment Considerations

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- Amendments to the MPS should only be considered when circumstances have changed since the document was originally adopted
- Circumstances would need to change to the extent that the original land use policy is no longer appropriate

# Public Engagement Feedback

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- Level of engagement completed was consultation achieved through a mail out notification and a public information meeting (Feb. 24 2020)
- Feedback from the community included:
  - Support for zoning that permitted two-unit houses
  - Support to retain all or some of the site as parkland
  - Concern that the proposed pocket park was too small
  - Concern about future re-zonings



# North West PAC Recommendation

June 26, 2020

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The PAC provided the following feedback:

- North West Planning Advisory Committee has reviewed the application for Case 21996 and recommends approval of the application as presented.

# Proposed Policy

## Bedford MPS and LUB

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Change the MPS designation and the zone at 18 Scotia Drive:

- MPS: I (Institutional) to R (Residential)
- LUB: SI (Institutional) Zone to RTU (Residential Two Dwelling Unit) Zone

# Rationale for Proposed Policy

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- The site is no longer used as a school, so the Institutional designation is no longer appropriate
- The RTU (Residential Two-Unit) Zone allow similar buildings to what is in the neighbourhood

# Staff Recommendation

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Staff recommend that Regional Council:

Approve the proposed amendments to Municipal Planning Strategy and the Land Use By-law, to permit two-unit dwellings at 18 Scotia Drive.

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## Thank You

Sean Gillis, Planning and Development  
gillisse@halifax.ca, 902-237-3424